



County of Fairfax, Virginia

November 12, 2014

STAFF REPORT

APPLICATION SP 2014-DR-181

DRANESVILLE DISTRICT

APPLICANT: Werner A. Watschke

OWNERS: Werner A. Watschke, Cristina B. Watschke

LOCATION: 1903 Macarthur Drive, McLean, 22101

SUBDIVISION: Kenbargan

PARCEL: 41-1 ((24)) 12

LOT SIZE: 24,558 square feet

ZONING: R-2

ZONING ORDINANCE PROVISION: 8-923

PROPOSAL: To permit a fence greater than 4 ft. in height in the front yard of a corner lot

STAFF RECOMMENDATIONS: Staff recommends approval of SP 2014-DR-181 for a fence located in a front yard, subject to the proposed conditions set forth in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290. **Board of Zoning Appeals meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035.**

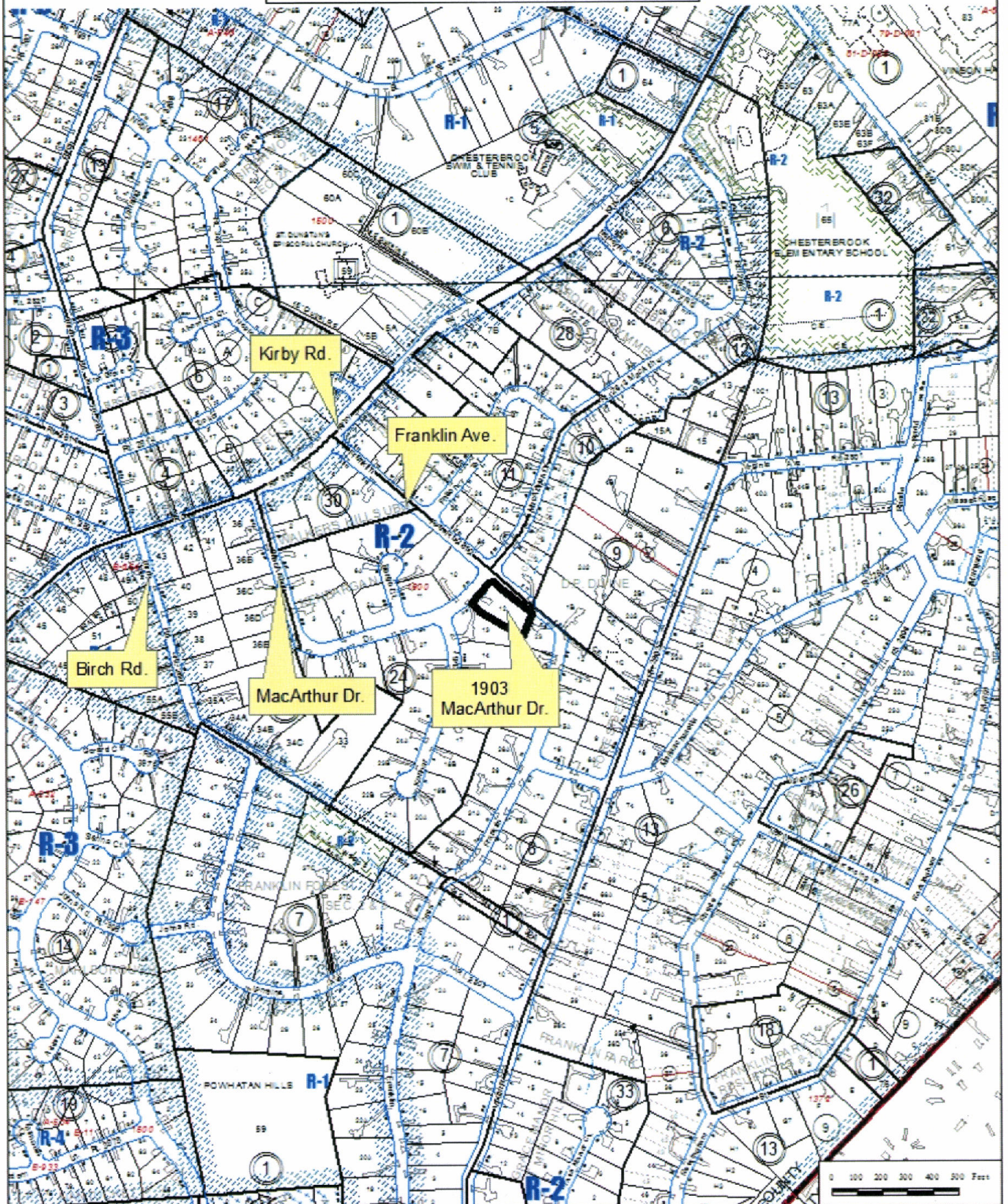


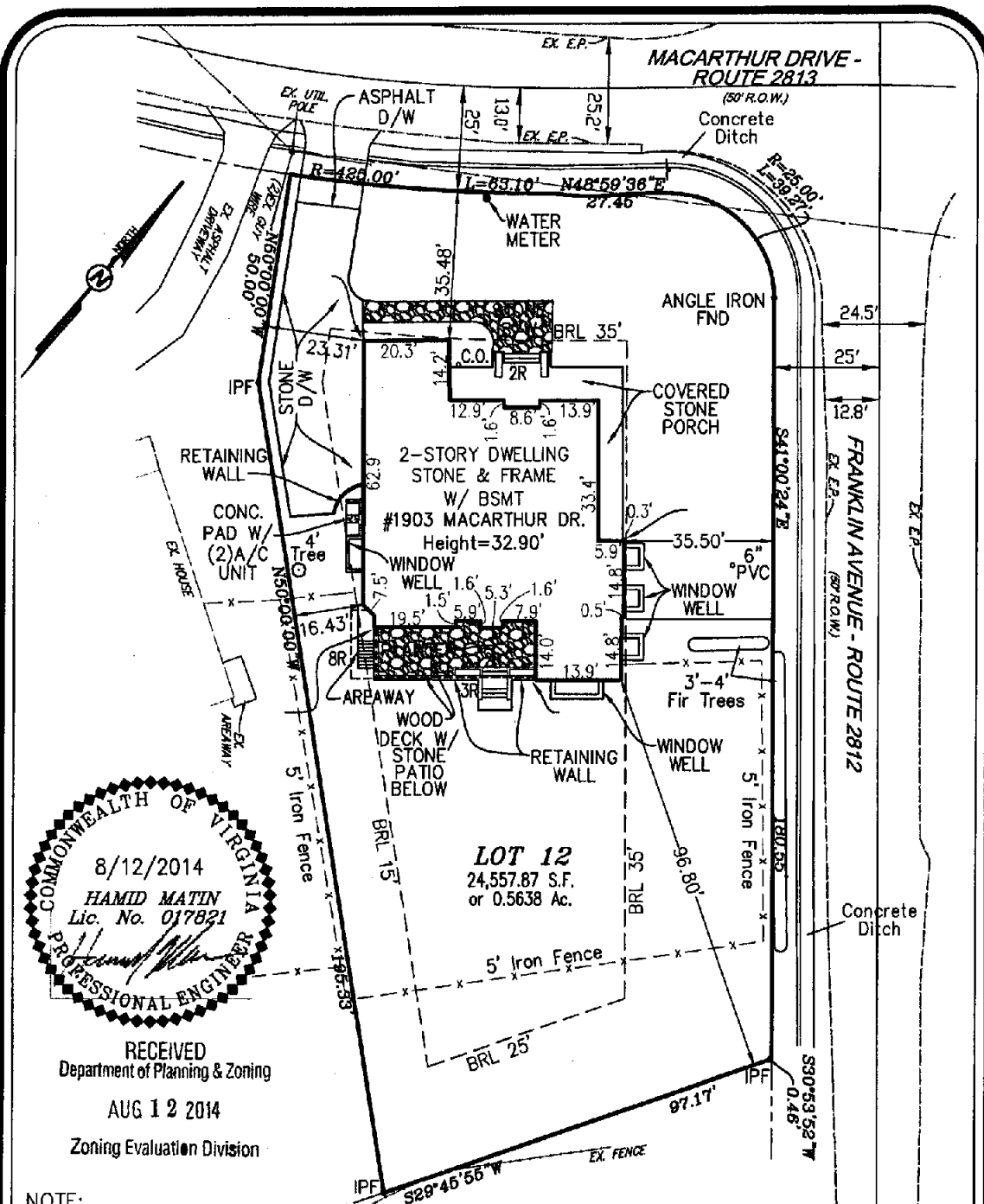
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2014-DR-181
WERNER A. WATSCHKE



Special Permit
SP 2014-DR-181
WERNER A. WATSCHKE





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Zoning Evaluation Division

NOTE:

1. THIS PROPERTY IS LOCATED ON TAX MAP #041-1-24-0012 AND IS ZONED R-2.
2. NO TITLE REPORT FURNISHED, CONSEQUENTLY ALL EASEMENTS, RIGHT OF WAY AND OTHER RESTRICTIONS MAY NOT BE SHOWN.
3. THE BOUNDARY AND AREA OF THE PROPERTY SHOWN HEREON IS FROM EXISTING RECORDS.
4. THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON H.U.D. FLOOD HAZARD BOUNDARY MAP 51059C0170E EFFECTIVE DATE SEPTEMBER 17, 2010.
5. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF EXISTING MONUMENTATION.
6. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
7. THERE ARE NO PROPOSED LAND DISTURBING ACTIVITIES PLANNED WITH THE PLAT.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO GRAVES ON
9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS GREATER THAN 25' OR ANY MAJOR UNDERGROUND UTILITIES.
10. THERE ARE NO TRAILS PLANNED CONTIGUOUS TO THIS PARCEL ACCORDING TO THE COUNTY WIDE TRAIL PLAN OR THE COMPREHENSIVE PLAN.

Special Permit Plat
ON
**1903 MACARTHUR DRIVE
KENBARGAN - LOT 12**
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: JUNE 24, 2014
REVISION DATE: AUGUST 12, 2014

PROFESSIONAL DESIGN GROUP, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
4124 WALNEY ROAD, SUITE M
CHANTILLY, VIRGINIA 20151
SHEET 1 of 1



PHONE (703) 631-2344
FAX (703) 378-2102

J# 00281

All photos taken at 1903 MacArthur Dr. McLean, VA 22101 on June 23rd, 2014



Front & right side of house looking south on MacArthur Dr

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Front view of house looking south on MacArthur Dr

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Front of house looking west from Franklin Ave down MacArthur Dr

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Backyard view of house and fence looking west from Franklin Ave

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Closer view of fence from Franklin Ave looking south to southwest

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Side of house looking south to southwest from Franklin Ave

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Looking south from corner of Franklin Ave and MacArthur Dr

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Front and left side of house looking south on MacArthur Dr down Franklin Ave on left

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Back and side yard view looking west to northwest from Franklin Ave

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From back yard looking east towards Franklin Ave

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Looking south in back yard up to 5 foot fence and then neighbors 6 foot fence

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Looking west in back yard at neighbor's fence and back yard. My fence is the same style and height.

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From west side of the house on the driveway looking south between houses. I installed the same fence as my neighbor shown on right

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Side and front yard looking south to southeast from MacArthur Dr in between houses

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Zoning Evaluation Division

SPECIAL PERMIT REQUEST

The applicant requests approval of a Special Permit to allow a fence greater than 4 ft. in height in the front yard of a corner lot consisting of less than two acres. A more detailed description of the proposal is provided below under Description of the Application.

A reduced copy of the Special Permit Plat, titled "Special Permit Plat on 1903 Macarthur Drive Kenbargan – Lot 12" prepared by Professional Design Group, Inc., dated June 24, 2014, and revised on August 12, 2014, and photographs are included at the front of this report.

LOCATION AND CHARACTER

The 24,558-square foot subject property is located at the intersection of Macarthur Drive and Franklin Avenue in the Kenbargan subdivision of McLean. The property and immediate vicinity are located within the R-2 District.



Figure 1: Subject Property, Source: Fairfax County GIS, 2013 Imagery

The subject property is surrounded by single family detached dwellings. The property is developed with a two-story, Hardiplank and stone dwelling with a garage. According to the Department of Tax Administration, the dwelling contains approximately 5,932 square feet, not including the basement. The property also contains a stone driveway and a rear deck. There are no sidewalks on either front of the property.

BACKGROUND

The present house was built in 2013 and the applicants purchased the property in 2014. The deck was permitted as part of the construction of the new dwelling. Two other requests for an increase in fence height in the vicinity have been received. One application was approved on September 23, 2008, and the other has not been accepted for review as of the date of this report. (Appendix 4). A notice of violation for the fence height was issued on June 6, 2014.

DESCRIPTION OF THE APPLICATION

The applicant requests approval for a 5 ft. high black metal fence located in the front yard of Franklin Avenue. The fence is located in the functional rear yard of this corner lot. The fence consists of thin railings and is screened by evergreens. The style of the fence matches that of the adjacent property to the west. The applicant has indicated that the fence is intended to enclose the play area for his children.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District,
Kirby Community Planning Sector
Plan Map: Residential, 1-2 du/ac

Zoning Ordinance Requirements

The application must meet the standards of the following sections of the Zoning Ordinance, which are included in Appendix 5:

- Sect. 8-006, General Special Permit Standards
- Sect. 8-903, Group 9 Standards
- Sect. 8-923, Provisions for Increase in Fence and/or Wall Height in Any Front Yard

Subject to development conditions, the Special Permit must meet these standards.

Sect. 8-006, General Special Permit Standards

The General Standards require the proposed use to be in harmony with the comprehensive plan and the general purpose and intent of the zoning district, not adversely affect the use or development of neighboring properties, not create hazardous pedestrian or vehicular traffic, be served by adequate facilities, and comply with Zoning Ordinance standards for landscaping, open space, parking and signage. In staff's opinion, the proposed increase in fence height satisfies these standards.

Sect. 8-903, Group 9 Standards

The Standards for all Group 9 Uses address lot size and bulk regulations, performance standards and site plan requirements. The subject property meets the applicable performance standards, and lot size and bulk regulations. The proposed fence is not subject to site plan review.

Sect. 8-923, Provisions for Increase in Fence and/or Wall Height in Any Front Yard

8-923 Standards	Provision met?	
	YES	NO
1. The maximum fence and/or wall height shall not exceed 6 ft.	X	
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.	X	
3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon factors to include, but not limited to, orientation and location of the principal structure on the lot and nearby off-site structures, topography, multiple front yards, safety and/or noise.	X	
4. The BZA shall determine that the fence and/or wall height increase will be in character with the on-site development, and will be harmonious with surrounding off-site uses and structures in terms of location, height, bulk, scale and historic designations.	X	
5. The BZA shall determine that the fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.	X	
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to landscaping or fence and/or wall design requirements.	X	
7. Submission requirements met.	X	
8. Architectural depictions of the fence, materials and associated landscaping shall be provided.	X	

CONCLUSION

Staff believes that the request for an increase in fence height is in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions in Appendix 1.

RECOMMENDATION

Staff recommends approval of SP 2014-DR-181 for a fence greater than 4 feet in a front yard, subject to the proposed conditions set forth in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Similar Case History
5. Applicable Zoning Ordinance Provisions

Proposed Development Conditions**SP 2014-DR-181****November 12, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-181 located at 1903 Macarthur Drive, Tax Map 41-1 ((24)) 12, to permit a fence greater than 4 feet in height in the front yard of a corner lot pursuant to Section 8-923 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This special permit is approved for the location of the fence as shown on the plat titled "Special Permit Plat on 1903 Macarthur Drive Kenbargan – Lot 12" prepared by Professional Design Group, Inc., dated June 24, 2014, and revised on August 12, 2014.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/27/14
 (enter date affidavit is notarized)

126043

I, Werner A. Watschke, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cristina B Watschke	1903 MacArthur Dr McLean, VA 22101	APPLICANTS TITLE OWNERS
Werner A Watschke	1903 MacArthur Dr McLean, VA 22101	APPLICANT TITLE OWNER

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee. Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/27/14
(enter date affidavit is notarized)

126043

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/27/14
(enter date affidavit is notarized)

126043

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner**, **Limited Partner**, or **General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/27/14
(enter date affidavit is notarized)

126043

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/27/14
(enter date affidavit is notarized)

126043

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☒ Applicant Werner A. Watschke ☐ Applicant's Authorized Agent

Werner A. Watschke
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27 day of June 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 7-31-2016

Embossed Hereon is My
Commonwealth Of Virginia Notary Public Seal
My Commission Expires July 31, 2016
HOMAIRA AMIN

Rg# 7196278

Special Permit Statement of Justification for 5 Foot Fence

Item 5.00: I am requesting a special permit for my fence. I installed the fence to allow my three young children to play in the backyard without running into the street. I have a corner lot and my fence starts in my backyard and wraps around the side of the house which is considered the front yard. The fence is 5 feet tall, made of steel and painted black. It has thin railings which make it very easy to see through to the other side and does not look like a wall or large obstruction. I picked this type and style of fence because it is the exact same fence that my neighbor has installed at 1905 MacArthur Dr.

The fence is in character with the existing onsite development and is harmonious with the surrounding neighborhood. As you can see from the pictures the fence does not adversely impact the use or enjoyment of other properties in the immediate vicinity.

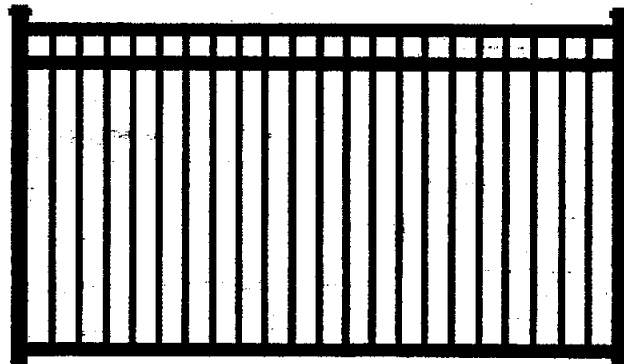
I also planted 18 - 6 foot Leyland Cyprus evergreens 3.5 feet from the fence facing Franklin Ave to minimize any possible visual impact to my neighbors and people walking or driving along Franklin Ave & MacArthur Dr.

(continued on back) →

Item 5.08: There are no known hazardous or toxic substances for the following regulations as set forth in title 40, code of federal regulations parts 116.4, 302.4, and 355; No hazardous waste as set forth in commonwealth of Virginia/departement of waste management regulations VR672-10-1-VIRGINIA hazardous waste management regulations; and/or petroleum products as defined in title 40, code of federal regulations part 280; No hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on site and no existing or proposed storage tanks or containers.

Item 5.09: My fence does not conform to the Fairfax County ordinance, 10-104 (3B), Accessory Fence Exceeding 4' in the front yard. I am seeking an ^{special permit} exception to the 4 foot front yard fence ordinance so that my fence can be uniform throughout my back yard and side/front yard and so that my 3 children cannot easily climb over the fence and get onto the road. At times there are cars on Franklin Ave that drive extremely fast and well above the speed limit and I do not want my kids in harm's way. I also want it to match my neighbor's 5 foot fence.

Installed Fence is the Montage Majestic, made of steel, painted black, 5' 3-Rail fence with flat rail top, pickets end at bottom rail. Pictured below:



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Department of Planning & Zoning

AUG 12 2014

Zoning Evaluation Division

ITEM 5.00 ADDRESS THE STANDARDS OF
8-923

1. My fence does not exceed 6 feet
2. My fence ~~does~~ meet the sight requirements contained in Sect 2-505
3. My fence is warranted based upon concerns related to safety
4. My fence is in character with the existing on-site development and it harmonizes with the surrounding of f-side uses and structures.
5. My fence does not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.
6. I have installed landscaping around my fence.

Similar Case History

Group: 2008-DR-049

SP 2008-DR-049

STAFF REPORT

APPLICANT: DAVID L BROWN
STATUS: APPLICATION APPROVED
STATUS/DECISION 09/23/2008
DTE: R- 2
ZONING DISTRICT:
DESCRIPTION: TO PERMIT EXISTING FENCE GREATER THAN 4.0 FEET IN HEIGHT TO REMAIN IN FRONT YARD OF A
CORNER LOT
LOCATION: 1840 PATTON TERRACE
TAX MAP #S:
0411 11 0021

Group:

APPLICANT: CRAIG ELLISON & LYNA ATIYEH
STATUS: RECEIVED
STATUS/DECISION 10/09/2014
DTE:
ZONING DISTRICT: R- 2
DESCRIPTION: INCREASE IN FENCE HEIGHT TO PERMIT EXISTING FENCE GREATER THAN FOUR FEET IN HEIGHT TO
REMAIN IN FRONT YARD
LOCATION: 1945 MACARTHUR DRIVE, MCLEAN, VA 22101
TAX MAP #S:
0411 01 0036

ZONING ORDINANCE PROVISIONS

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for all Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-923 Provisions for Increase in Fence and/or Wall Height in Any Front Yard

The BZA may approve a special permit to allow an increase in fence and/or wall height in any front yard subject to all of the following:

1. The maximum fence and/or wall height shall not exceed six (6) feet and such fence and/or wall shall not be eligible for an increase in fence and/or wall height pursuant to Par. 31 of Sect. 10-104.
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.
3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.
4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.
5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.

6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.
7. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building or structure, to include existing or proposed fences and/or walls.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. If applicable, existing gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County, the

delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.

M. Seal and signature of professional person certifying the plat.

8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.